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**PLANNING COMMISSION**

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 Perry Petersen

**COMMUNITY DEVELOPMENT DEPARTMENT****PLANNING COMMISSION AGENDA**

Tuesday, January 17, 2006  
 San Bruno Senior Center  
 1555 Crystal Springs Road  
 7:00 p.m.

**Roll Call****Pledge of Allegiance**

1.	<b>Approval of Minutes</b>	December 20, 2005	
2.	<b>Communications</b>		
3.	<b>Public Comment</b>		<b>Actions</b> ↓
4.	<b>Announcement of Conflict of Interest</b>		
5.	<b>524 Elm Avenue (UP-05-36)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of a first and second story addition which proposes to increase the gross floor area by more than 50%, and to exceed 1,825 square feet of gross floor area while only providing a one car garage per Sections 12.200.030.B.1 and 12.200.080.A.3 of the San Bruno Zoning Ordinance. – Edward Pancoast (Applicant), Jason Herd (Owner) <b>UP-05-36</b>	
6.	<b>172 Diamond Street (UP-05-66; MM-05-20; PE-05-10)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence, which proposes to increase the Gross Floor Area by more than 50%, a Minor Modification approval to continue an existing 3'-3" side yard setback and a Parking Exception to allow tandem garage parking per Sections 12.200.030.B.1, 12.120.010.B and 12.200.080.C of the San Bruno Zoning Ordinance. Andrea Costanzo (Applicant); Jesus Gonzales (Owner). <b>UP-05-66; MM-05-20; PE-05-10</b>	

7.	<b>548 Cypress Avenue (UP-05-69; PE-05-11)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of a first and second story, which proposes to increase the Gross Floor Area by more than 50%, and a Parking Exception to allow tandem garage parking per Sections 12.200.030.B.1 and 12.200.080.C of the San Bruno Zoning Ordinance. AZ Design and Engineering, Inc. (Applicant); Erick Calvo-Perez (Owner). <b>UP-05-69; PE-05-11</b>	
8.	<b>527 Linden Avenue (UP-05-70)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence which proposes to exceed the .55 Floor Area Ratio (FAR) guideline per section 12.200.030.B.2 of the San Bruno Zoning Ordinance. Mark Schiller (Owner/Applicant). <b>UP-05-70</b>	
9.	<b>533 San Mateo Avenue (UP-05-75; PE-05-12)</b>  <u><b>Environmental Determination:</b></u> Categorical Exemption  <u><b>Zoning:</b></u> C-B-D (Central Business District)	Request for a Use Permit and Parking Exception for a Martial Arts studio in the Central Business District (C-B-D) per Chapters 12.96.120.C and 12.100 of the San Bruno Zoning Ordinance. Nathan Snukst (Applicant); Wilbur Properties (Owner). <b>UP-05-75; PE-05-12</b>	
10.	<b>City Staff Discussion</b>	Select January 26, 2006 Architectural Review Committee Members.  Appoint New Planning Commission Chair and Vice Chair	
11.	<b>Planning Commission Discussion</b>		
12.	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*